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on tourism and development (2004/2212(INI))

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MOTION FOR A EUROPEAN PARLIAMENT RESOLUTION

on tourism and development (2004/2212(INI))

The European Parliament,

- having regard to Article 24 of the Cotonou Agreement,
- having regard to the Fiji Declaration, adopted on 20 October 2004 at the regional seminar of ACP/EU economic and social interest groups under the umbrella of the ACP/EU Joint Parliamentary Assembly,
- having regard to the communication from the Commission to the Council, the European Parliament, the Economic and Social Committee and the Committee of the Regions on basic orientations for the sustainability of European tourism (COM(2003)0716),
- having regard to its resolution of 14 May 2002 on the communication from the Commission to the Council, the European Parliament, the Economic and Social Committee and the Committee of the Regions on working together for the future of European tourism¹,
- having regard to the World Summit on Sustainable Development held in Johannesburg in September 2002,
- having regard to the resolution on tourism and development in the context of the management and control of the European Development Fund (EDF), adopted by the ACP-EU Joint Assembly in March 2001 in Libreville²,
- having regard to the joint Commission and Council declaration of 10 November 2000 on development policy,
- having regard to its resolution of 18 February 2000 on the communication from the Commission to the Council, the European Parliament, the Economic and Social Committee and the Committee of the Regions entitled 'Enhancing tourism's potential for employment'³,
- having regard to the resolution on tourism and development adopted by the ACP-EU Joint Assembly in October 1999 in Nassau⁴,
- having regard to the Global Code of Ethics for Tourism adopted by the General Assembly of the World Tourism Organisation in Santiago (Chile) on 1 October 1999 and endorsed by the resolution of the UN General Assembly adopted on 21 December 2001 (A/RES/56/212),

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¹ OJ C 180 E, 31.7.2003, p. 138.

² OJ C 265, 20.9.2001, p. 39.

³ OJ C 339, 29.11.2000, p. 292.

⁴ OJ C59, 1.3.2000, p. 41.

- having regard to the resolution on the cultural dimension in development cooperation, including matters relating to heritage and tourism adopted by the ACP-EU Joint Assembly in Strasbourg in April 1999¹,
- having regard to the resolution of the Council (Development) of 30 November 1998 on sustainable tourism in developing countries,
- having regard to Rule 45 of its Rules of Procedure,
- having regard to the report of the Committee on Development (A6-0000/2005),

Tourism as a factor of economic growth

- A. whereas infrastructure projects in the areas of communications, energy, new communications technologies or health and hygiene are essential to boost tourism in the developing countries,
- B. whereas it is vital that such projects should benefit both the local communities and the tourist industry,
- C. whereas the World Tourism Organisation's project 'Eliminating Poverty through Sustainable Tourism' is a contribution to the Millennium Goal of poverty reduction, seeking to create jobs for those living on less than a dollar a day,
- D. having regard to the negotiations under way for the Economic Partnership Agreements (EPAs) which will, from 1 January 2008, replace the unilateral preferential trade regime for commercial relations between the African, Caribbean and Pacific (ACP) countries and the EU.
- E. whereas the transverse nature of the tourist industry is evident and, despite the absence of a common tourism policy, the existing tourism section at the Commission's DG Enterprise and Industry is clearly too small,

Tourism as a factor of environmental protection and heritage conservation

- F. whereas tourism can only develop if it respects natural and cultural conditions and the traditions of the local communications where it evolves,
- G. whereas tourism must not be seen as something hostile to the environment but as, rather, the environment's best ally, since its profitability is conditional on the preservation of the environment and the heritage,
- H. whereas special attention needs to be paid by the authorities to environment-friendly forms of tourism such as ecotourism, rural tourism and 'solidarity tourism',

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¹ OJ C 271, 24.9.1999, p. 73.

- I. whereas tourism is sustained by the conservation and improvement of local heritage and historic buildings,
- J. whereas the safety of tourists and tourist facilities and sites calls for particular attention from the authorities.
- K. whereas it is legitimate for governments, after consulting representative tourist sector organisations, to lay down strict rules for visitors to very popular sites,
- L. whereas it is necessary to reconcile energy practices with transport policies, with a view to protecting the environment and complying with the targets of the Kyoto protocol in the context of sustainable development,
- M. whereas the concept of limiting tourist numbers for small island states, mountain areas and coastal areas affected by inflated numbers of tourists needs to be integrated and accepted by national authorities,

Tourism as a factor of democracy and political equilibrium

- N. whereas tourism is the enemy of totalitarianism, dictators and over-centralised power,
- O. whereas tourism is and may remain a target for guerrilla and separatist movements, who see it as a means of winning over local communities as a traditional breeding-ground for new recruits seduced by promises of goods and services,
- P. whereas the tourist is a 'seeing eye', and tourism is the best means of exerting pressure in favour of democracy and human rights in countries with totalitarian regimes,
- Q. whereas tourism is an inherently democratic activity which enables the creation, at local, regional and national levels, of representative economic and social civil society organisations,
- R. having regard to the federative role of tourism and its contribution to territorial cohesion,
- S. whereas governments and tour operators in the Member States have a major influence on choice of tourist destination, and negative publicity regarding countries which do not respect the principles of democracy and human rights is a form of penalisation,

Tourism as a factor of public health and education

- T. whereas a country's public health standards are an element in its attractiveness,
- U. whereas tourism impacts on public health standards, thanks to such necessary elements as hygiene requirements, healthcare measures, vaccination campaigns and the dissemination of information on reproductive health and prevention,
- V. whereas malaria is now a major problem at world level,

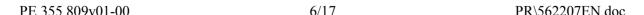
- W. whereas tourism impacts on education, allowing local communities access to language learning and the new information and communications technologies and thus enabling them to promote their cultural heritage on a basis of respect for customs and traditions while also requiring a new awareness and adaptation to the evolution of society and modern habits,
- X whereas it is nonetheless essential that public authorities should ensure the preservation of local practices and traditions,

Tourism as a factor of disturbance and abuse

- Y. whereas all job creation measures must be compliant with ILO standards,
- Z. whereas sex tourism must be dealt with by means of a permanent and concerted campaign on the part of the European and local authorities, in coordination with NGOs,
- AA. whereas only coordinated measures, the transmission of information and the introduction of penalties on the basis of respect for international law can be genuinely effective,
- AB. whereas widespread publicity regarding the penalties for sex tourism should have a deterrent effect,
- AC. having regard to the positive impact of the policies and measures implemented by tour operators, travel agencies and airlines, such as the distribution of brochures or showing of videos on journeys to sensitive destinations,
- AD. having regard to the damaging impact of property speculation on local communities,
- AE. having regard to the risk that foreign investors and developing-country governments may have a shared interest in corrupt practices,

Tourism as a factor of economic growth

- 1. Calls for the impact of tourism to be systematically taken into account in the drawing-up of the EU's development policy;
- 2. Calls for the creation of a separate DG Tourism;
- 3. Urges developing-country governments to include tourism as a priority in their strategic programmes and to commit themselves to producing an annual report on the comparative weight of each country's tourist sector vis-à-vis its economy as a whole, including satellite accounts; calls for this report also to specify the tourist industry's contribution to and impact on national and regional development;
- 4. Calls on developing countries to facilitate the free movement of tourists by operating non-restrictive visa policies;





- 5. Insists on the need to reinvest the profits of tourism in local development;
- 6. Encourages governments to promote the creation and/or development of public-private partnerships and to facilitate the setting-up of enterprises in the tourism sector by measures such as tax breaks or programmes for granting microcredits;
- 7. Calls for an increase in the proportion of tourism-oriented projects financed under the EDF;
- 8. Proposes that the issue of tourism and its economic impact be included in the negotiations under way on the EPAs;
- 9. Stresses the urgent need for the Community to aid countries hit by natural disasters that affect their tourist industry;

Tourism as a factor of environmental protection and heritage conservation

- 10. Calls for the adoption of a joint programme by DG Environment and DG Development in order to export European techniques of waste management and disposal, in the form initially of impact studies and subsequently of pilot projects;
- 11. Encourages the optimisation of the existing technical and scientific resources with a view to preventing the degradation and/or destruction of the architectural heritage and environmental deterioration;
- 12. Calls for financial support to be granted to tour operators who contribute to promoting solidarity tourism, ecotourism and rural tourism;
- 13. Demands that no EU tourist investment in a developing country should receive direct or indirect support, as applies to investment within the Union, where it is manifestly damaging to the environment, the way of life of indigenous communities, or the historical and cultural heritage of the recipient country;
- 14. Calls for the Community to provide technical support to countries which, under the impact of mass tourism, are obliged to take measures to preserve their tourist sites;
- 15. Encourages local authorities which are confronted with an over-rapid tourist boom to take measure to limit numbers where necessary;

Tourism as a factor of democracy and political equilibrium

16. Advocates that criminal activity be combated with all discretion in order not to damage countries' tourist image;

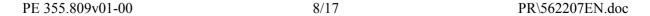
- 17. Calls, in the interests of accessible, protected and secure tourism, for initiatives including the formation of specialist police corps or special courts to try tourism-related petty crime;
- 18. Calls on developing-country governments to ensure the full involvement of local communities in tourist activities and to ensure the fair sharing of the economic, social and cultural benefits generated;
- 19. Calls on the Commission, in its activities in support of development, to give priority to the tourist sector when financing regional cooperation projects;
- 20. Recommends that the Member State governments should, with the support of tour operators, act to promote 'fair tourism';

Tourism as a factor of public health and education

- 21. Calls on the Union, which has played a pioneering role in the development of tourism, to make available to developing countries with tourist potential its experience and knowhow with a view to the on-site training of personnel; calls on the Commission to support projects in developing countries requesting such know-how;
- 22. Calls once more on the Commission to ensure financial support for the vaccination of children, targeted on urgent needs regarding vaccines combining antigens against the following diseases: diphtheria, tetanus, whooping-cough, hepatitis B and Haemophilus Influenzae type B meningitis;
- 23. Insists on the need to mobilise anti-malaria research at European level;
- 24. Reaffirms the major contribution made by tourism to education of the public in the developing countries and to the improvement of public health, as well as to communications, energy and technology infrastructures;
- 25. Calls for EU financial support for the World Tourism Organisation initiative ST-EP (Sustainable Tourism-Eliminating Poverty);

Tourism as a factor of disturbance and abuse

- 26. Calls for the Global Code of Ethics for Tourism adopted by the World Tourism Organisation and its Member States in Santiago (Chile) in 1999 to be incorporated by all countries into their national law;
- 27. Calls on the governments of the countries concerned to circulate among themselves an annual list of visa refusals, to be confined to grounds of sex tourism offences, crimes against humanity or terrorism;
- 28. Calls on the Commission to adopt effective programmes to combat sex tourism at European level;



- 29. Encourages tour operators, travel agents and airlines who have already acted against sex tourism by raising their clients' awareness and informing them of the legal risks they run to pursue their actions, and calls on those who have not taken such steps to begin to do so;
- 30. Calls on the Commission to implement concrete measures against tourism-related 'dumping' in the housing sector, after consulting the representative organisations of the sector;
- 31. Calls on the governments of the Member States to ensure that the rules applying to EU companies are fully implemented in cases of relocation to or execution of contracts in developing countries;
- 32. Calls on developing-country governments to introduce transparent and properly regulated procedures, as a necessary condition for all foreign investment;
- 33. Instructs its President to forward this resolution to the Council and Commission.

EXPLANATORY STATEMENT

Tourism is now recognised as one of the most dynamic sectors of the economy, and this trend is clearly increasing, both in the EU and worldwide.

It is a factor of growth thanks to the numerous industrial activities it generates, representing a 'major client' for research and technological innovation efforts. It contributes to the training and mobility of workers and tends to encourage environmental protection and the conservation of the natural and cultural heritage.

The hotel and restaurant sectors are obviously the most important ones in the tourist industry; nonetheless, from transport to agriculture and the food industry and including energy, the environment, culture, etc, all sectors are concerned, whether upstream or downstream.

Tourism thus constitutes a complex system involving a multitude of different agents, interests and objectives.

The sector needs funds, but also requires coordination of the related policies and clearly-defined promotion and development plans. Account must also be taken of its contribution, economic but also social, to our society.

Tourism policy in the EU is intrinsically a competence of the Member States. However, local authorities also have a significant role to play, as they contribute directly to the attractiveness of a site or region, and therefore to economic growth and enterprise creation, especially in the cases of SMEs and craft enterprises.

This pattern, observable both within the Community and worldwide, is evident in the developed countries but is not confined to them: even if the developing countries are less advanced in this area as in others, it goes without saying that tourism is today perceived as a key factor for progress and prosperity and a fundamental tool of Community development aid.

Regarding the institutional handling of the tourist industry, it is surprising to note that, despite the transverse nature of the sector, there is only one service dedicated to it within the Commission's DG Enterprise. This service is understaffed and is not sufficiently informed and consulted on the relevant dossiers.

In addition, DG Development has no service, nor indeed any staff, responsible for tourism.

1. Tourism as a factor of economic growth

Tourism is a sector with notably transverse characteristics involving a wide range of areas and policies. It is thus naturally perceived in developing countries as a factor of economic growth.

We will now cite (with no claim to exhaustiveness) some of the positive effects of tourism on

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developing countries.

In regional planning terms, the development of tourist activities requires adapted infrastructures and equipment. The concept of infrastructures should be taken as including roads, railways, modernised airports and, if necessary, vessels. With regard to transport, these infrastructures require secure and modern machinery and equipment: out-of-date devices unadapted to safety regulations are not acceptable. Such facilities, as well as helping promote tourism, reduce the isolation of communities, giving them access to towns and cities, to a wider range of goods and to modernity and the new technologies.

As far as business is concerned, tourism brings a new dynamic by creating new needs. In addition to the hotel and restaurant sectors, which generate large numbers of jobs, a major role is played by private initiatives leading to the creation of SMEs and micro-enterprises in a wide range of sectors including the food industry, crafts, private transport services and 'discovery' activities.

Far from being the product of particular circumstances or events (as may occur in developed countries), the rise in tourist numbers in the developing countries is continuous (cf. statistics), creating jobs on a permanent basis and thus generating profits and other benefits in the short, medium and long term.

From the strictly financial point of view, tourism not only promotes economic development but facilitates the fair sharing of profits with the local communities. Each 'tourist' euro spent is directly invested.

In a context of multiple suppliers and free competition, tourism tends to work against state monopolies and the imperialism of rich landowners.

While we may indeed view tourism as a permanent and profitable activity, it is also the case that developing countries lack the 'weapons' that would protect them against circumstantial phenomena or events that are liable to disturb the sector.

The stability of tourist numbers is upset by developments, whether human, health-related or natural, which are liable to have catastrophic effects.

Human factors here include: armed conflicts, guerrilla movements and military coups or other rebellions; health factors include epidemics which may affect the population (e.g. SARS - see statistics - or avian flu); natural factors include climate change and exposure to tsunamis or cyclones.

Particular reference should be made to small island states, whose populations are especially exposed to the natural disasters that represent the greatest health and financial risks to developing countries.

Island states are vulnerable by reason of their geographical isolation and the small size and fragility of their economies, which rely on tourism and a small number of export products, are heavily dependent on imported fossil fuels and are lacking in natural resources such as water and land.

How do the EU and its citizens contribute economically to the growth of tourism in developing countries?

New tourist destinations

Tourism within the Community has developed considerably since the 1970s. The proliferation of infrastructures, inflated prices and overcrowding have led tourists to look to other destinations

Airlines, travel agents and other operators in the tourism sector have contributed to this thanks to the multiplication and diversification of their services, combined with attractive prices, à la carte formulas and other incentives.

The European Development Fund, an EU financial instrument

The EU maintains special trade and cooperation relations in the interests of development with the group of developing countries known as the ACP (African, Caribbean and Pacific) Group, via the EU-ACP partnership agreement signed in Cotonou on 23 June 2000, for a 20-year period from 1 March 2000.

The aspect of the agreement relating to cooperation for development financing is financed by the European Development Fund (EDF), on the basis of a five-year financial protocol.

As the statistics below show, the EU contributes in a major fashion to the funding of tourismoriented projects in the EDF beneficiary countries.

	EDF funding (tourism)(€) Total EDF funding (€)		ο,	
Year	Commitments	Payments	Committed (gross)	Paid (gross)
2004	-	11.106.379,06	2.647.830.344,45	2.464.247.127,19
2003	6.549.000,00	12.917.811,61	3.488.852.306,22	2.156.903.263,58
2002	19.928.200,00	10.089.539,61	2.009.886.271,21	1.855.321.334,99
2001	16.068.553,26	10.934.773.90	1.716.428.340,68	2.068.769.940,94
2000	15.759.180,09	5.926.999,17	4.005.710.773,92	1.567.480.634,21
1999	8.358.000,00	7.756.953,86	2.903.599.897,90	1.282.930.511,45

2. Tourism as a factor of environmental protection and heritage conservation

In developed countries which have experienced a rapid increase in mass tourism, the protection of the physical and socio-cultural environment has long been neglected in favour of economic performance imperatives.

Today, people's behaviour has changed, and ecological criteria have become of increasing importance in the wake of the huge changes affecting our lifestyle worldwide. The trend is now towards a model of tourism reconciling environmental preservation with the maintenance of tourist numbers

The developing countries, for their part, have in general suffered environmental depredation not from tourism but from their own inhabitants. The depletion or exhaustion of natural resources, deforestation, drought, large-scale oil consumption, and the lack of a policy for the management, treatment and storage of waste: all these factors have combined to create the present situation. Notable examples include: the massive discharge of waste into the Caribbean; mounting tides of household waste and other refuse around the islands of the Atlantic and Indian Oceans; uncontrolled fishing in the Pacific, etc.

By combining the objectives of ecological progress for the developing countries and raising international tourists' awareness of environmental issues, it should be possible to preserve the ecosystem and contribute to its sustainability, in line with the Gothenburg strategy of 2001.

The tourist thus becomes an actual protector of the site or, on a larger scale, the region visited.

The attainment of these objectives will obviously be facilitated by such formulas as ecotourism or 'solidarity tourism' (living with the local community and observing its rhythms).

The ecotourism developed along those lines has now expanded its scope well beyond the protection of the physical environment, It is now a sustainability factor for the regions visited, thanks to heightened awareness of among tourists of the need to respect the environment and to the socio-cultural and environmental commitments made by the host communities in the development of this activity.

The development of tourism is obviously a positive factor for the conservation of the cultural and architectural heritage, subject to the use of durable and reliable restoration and/or maintenance methods

Particular attention needs to be paid to the underwater heritage, which, in some regions, has already suffered considerable deterioration from tourists engaging in underwater swimming or inhabitants undertaking unregulated or excessive fishing.

Technological progress is today in the forefront of development. Unfortunately, thanks to lack of funds, inadequate training, or simple ignorance of the existing techniques, adapted and effective technologies are not always used.

We here have to cite the tsunami of December 2004, which, even apart from the thousands of lives lost, caused catastrophic and irreparable damage to the environment and the heritage. Such effects would have been far better contained had there been an early warning system in place.

3. Tourism as a factor of democracy and political equilibrium

It is increasingly recognised in political circles that development capacity is conditional on democracy and good governance.

There is thus an intimate link between democratisation, economic development and corruption. In some countries, prosperity, democracy and a low or moderate level of corruption reinforce one another; in others, there is a complex pattern of poverty, undemocratic political institutions and rampant corruption.

It is clear that in the developing countries global reforms have only a limited effectiveness. By contrast, sectoral reforms, provided they obey certain rules, make it possible to tackle corruption and can thus contribute to its lasting reduction.

This is where tourism comes into play. The development of tourist activities tends to generate reforms: the arrival of tourists of course necessitates infrastructures, but tourists want guarantees - that is, guaranteed peace and safety, as well as guaranteed respect for democratic principles and human rights. The tourist has an eye that sees and a mouth that speaks.

Totalitarian regimes, hypercentralisation of power, guerrilla and separatist movements, and, in extreme cases, massacre and torture: all these are incompatible with the development of tourism.

The very existence of conflict is an area or region will deter people from visiting, even if the actual holiday destination is hundreds of kilometres away and military protection is provided.

Governments are, meanwhile, aware of the economic and democratic benefits of tourism.

Reforms are needed in the tourism sector too, regarding democracy and governance.

Responsible institutions, curbs on corruption, administrative transparency, the right to information and expression, the protection of workers and profits: all these are key factors for the development of tourism.

Tourism also encourages small regional units to group themselves together, and acts as a focus for regional initiatives.

Tourists want diversity. They want to get the most out of their time away and justify their investment in their holiday, through a wide range of activities and visits: day trips, travel within a region and between regions, periods of immersion in nature, etc.

Application of the principle of the free movement of tourists, as we know it in Europe, is therefore a crucial tool for the development of tourism.

What is required - indeed, is absolutely necessary - is communication between governments, communities and ethnic groups, notably by means of EDF-funded projects, cultural programmes and binational or multinational tourism projects.

In terms of tourism promotion and in the absence of a European tourism policy, Member States governments, backed up tour operators, airlines, travel agents and other providers of tourist services, are in a position to guide the choices made by European citizens.

In this connection, there is every case for active negative publicity as regards countries that are rule by dictatorships and/or violate democratic principles and human rights.

4. Tourism as a factor of public health and education

Communicable diseases such as HIV/AIDS, malaria and tuberculosis are continuing to hold back development in the countries affected.

Tourism contributes to the development of public health policies, as it requires investment in the health sector which can contribute to a major degree to poverty reduction and economic growth.

Vital here are, of course, vaccinations and the need for their extension. Bodies such as GAVI and Vaccine Fund, with their child vaccination campaigns, play a major role in the improvement of public health and deserve permanent financial support from the Community.

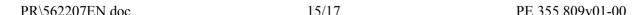
In the case of malaria and pending the development of a vaccine (not sufficient in itself to fight this illness), the campaign needs to employ all available weapons: one of these is antimosquito action, but it is also necessary to ensure rapid treatment for those affected, since swift action is vital for the survival of patients put at risk by grave complications. Also required is scientific research.

Healthcare measures, action to ensure the cleanliness of public places and food preservation and packaging are among the priority areas in the context of tourism. General awareness of what needs to be done in these areas will be facilitated by such tourist-oriented practices as the use of water purification tablets or sterilisation.

The development of tourism is also beneficial to popular education. The creation of infrastructures and access routes reduces geographical isolation and leads to more tolerant mentalities, as well as encouraging language learning.

The adaptation of businesses to new technology is one of the salient points of the tourist industry, today as the twenty-first century begins to unfold.

Developing countries are no exception to this trend: the distinguishing factor is that the emergent era of information and communications technology is intimately bound up with the



education of the masses. The internet is a remarkable tool facilitating development. Unfortunately, there are still too many user-end problems, and not enough people enjoy access

Finally, we may note that the participation of local communities in tourist development, via the measures referred to under the above headings, will make it possible to raise global standards of living and facilitate the gradual emergence of that middle class whose existence is crucial to economic and social development in the countries concerned.

5. Tourism as a factor of disturbance and abuse

Despite the highly positive impact of tourism in the developing countries, it is also identified with multiple kinds of abuse.

Particular attention needs to be drawn to the two most frequent types of abuse: sex tourism and 'dumping' on the property market.

• Sex tourism

This practice is now considered a third form of illegal global commerce, together with drugs and arms trafficking. Sex tourism is a grave form of abuse which is spreading at an alarming rate, especially in poor countries where it is drawing hundreds of thousands of people, many of them children, into prostitution.

The sexual exploitation of children by tourists is in most cases the work of individuals who, while not confirmed paedophiles, take advantage of being in the countries concerned to engage in practices which they would avoid at home.

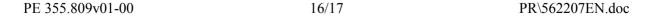
This highly lucrative trade generates significant direct and indirect profits, and, while the exploiters will do anything to avoid losing their revenue, the countries concerned are unwilling to introduce harsh penalties.

Many of the victims resort to drugs in order to handle the situation of abuse. The young victim proposes his services in return for cash. As he engages in soliciting, he is considered to be the initiator. This is the argument used by the client: he is only using a service which, he tells himself, he is paying for. Today, the law underlines that a minor is a minor irrespective of origin, and needs to be protected.

Sex tourism is on the rise. Child protection associations stress the extent of this paedophile phenomenon on a daily basis. Sex tourism is boosted by a number of factors: poverty, lack of education, the development of the internet (and therefore of paedophile rings) and low air fares.

• Property speculation

The inhabitants of many tourist destinations are now critically examining a situation in which their own interests and rights have not been put on a par with those of visitors.



The inhabitants of mass tourist destinations want to know why they have not been consulted or even informed concerning developments which have turned their lives upside down.

All too often, property speculation and transactions between promoters and local authorities have taken place with no concern for local peoples' interests.

The local people then ask why, once the infrastructures are constructed and in place, they have no material or financial access to them, nor do they even receive a fair share in the benefits of this apparently unstoppable activity.

It not infrequently happens, furthermore, that the property speculators, as well as other tourism service providers or travel agents, have deliberately bribed the local authorities in order to gain investment privileges.

The local authorities themselves may equally well have used administrative delays or bureaucratic procedures as a pretext for allowing free rein to property speculation.

It is therefore up to the authorities in the investors' countries of origin to ensure compliance in these cases with the ethical and financial rules which should apply at the point of origin.

Guaranteed transparent and properly regulated local procedures would also serve the interests of foreign investment.

A number of other measures - improvement of sites, construction of reception infrastructures, restoration of historic buildings, training of personnel and transmission of know-how - should also be implemented on an ongoing basis and developed with a view to encouraging 'sustainable investment' based on profit-sharing.

Where a foreign investor withdraws, this should not lead to cessation of activities or operations or to job losses.

